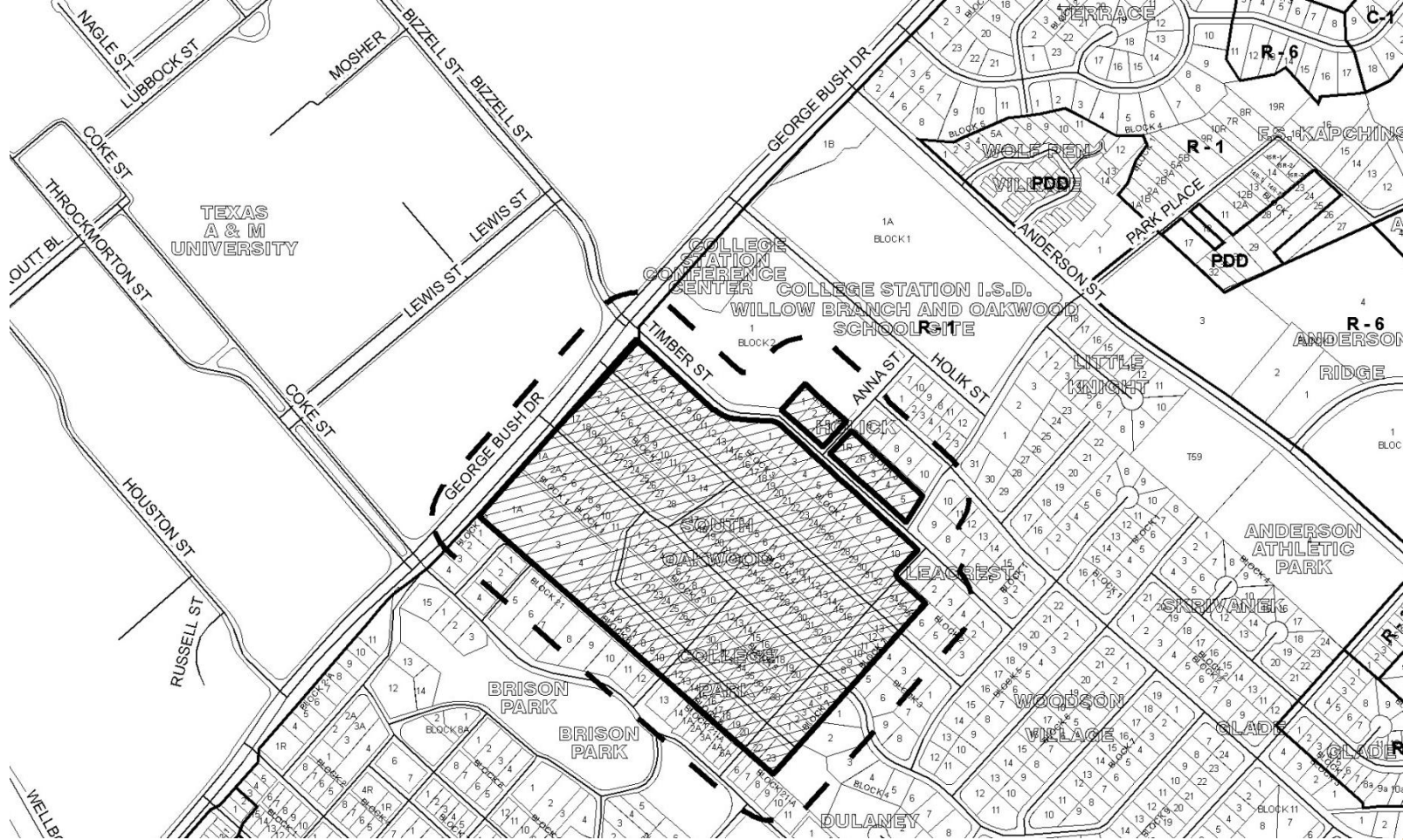


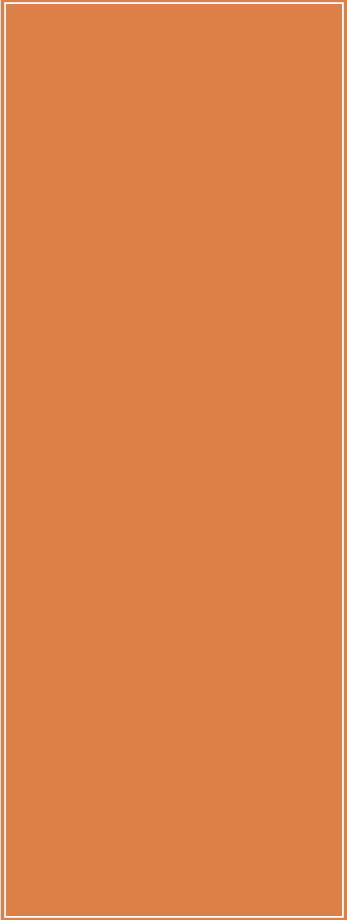
OAKWOOD HISTORIC PRESERVATION

Preservation Standards Discussion and Input



Oakwood Study Area

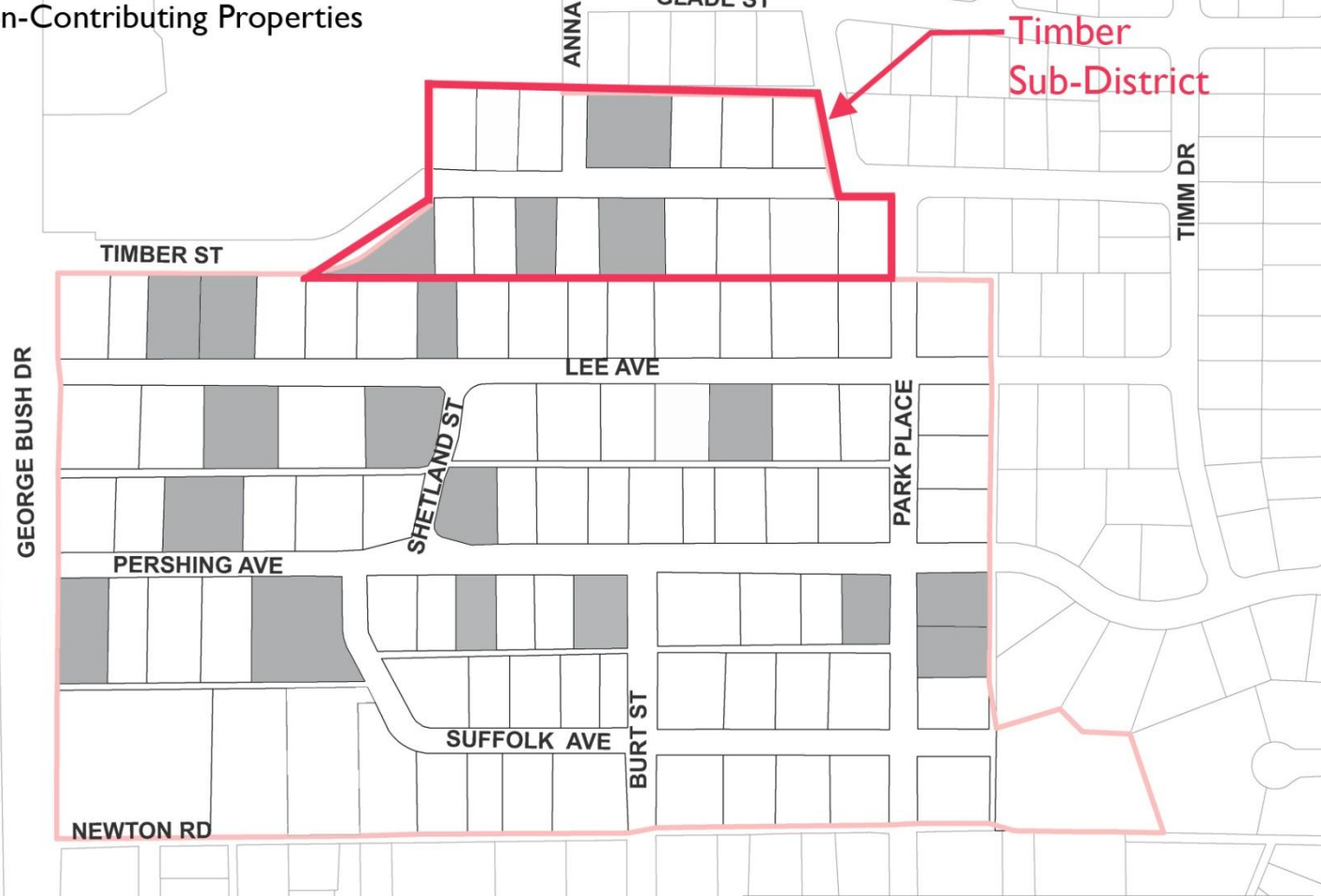
September 30th Meeting

- 
- 23 surveys returned – votes for elements to include
 - **Form - 20**
 - **Primary Materials - 20**
 - **Driveways - 18**
 - **Landscape & Walkways - 15**
 - **Windows & Doors - 15**
 - **Accessory Structures – 13**
 - **Porches & Stoops - 12**
 - **Style - 12**
 - Exterior Lighting - 8
 - Color – 8
 - Other - 5

Preservation Standards

- Map of Contributing Structures
- Style Guide
- **Standards for Rehabilitation**
- Site Standards for Additions & New Construction
- Standards for Additions & New Construction
- Standards for Non-Contributing Structures

Non-Contributing Properties



Planning Area and Non-Contributing Properties

Non-Contributing Properties

- 107 Lee
- 110 Lee
- 111 Lee
- 126 Lee
- 127 Lee
- 306 Lee
- 904 Park Place
- 906 Park Place
- 100 Pershing
- 118 Pershing
- 208 Pershing
- 210 Pershing
- 218 Pershing
- 316 Pershing
- 204 Timber
- 210 Timber
- 301 Timber

Standards for Rehabilitation

Standards could apply to **Contributing Structures** within the planning area

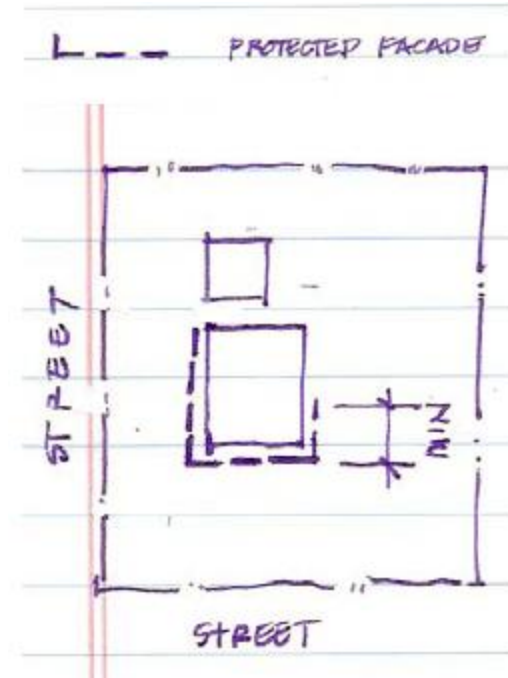
Standards for Rehabilitation

□ Applicability

- ▣ Structures that retain historic integrity (contributing)

- ▣ Facades visible from ROW

- Does not including alleys
- Min. distance for side facades



Rehabilitation - Site

- Walkways (15 votes)
 - ▣ Generally: Connect front porch to street, simple and narrow, perpendicular to street, may have small stoop
 - Protected
 - Maintain historic walkways
 - If Repair/Replacement necessary – use similar material, maintain historic form

Rehabilitation - Site

- Driveways (18 votes)
 - ▣ Generally: narrow, located to one side, straight and perpendicular to street, driveways not adjacent (green space between driveways)
 - Protected
 - Maintain historic driveways
 - If Repair/Replacement necessary – use similar material, maintain historic form
 - Changes permitted behind main building, at least 10 feet back from front façade
 - No new circular driveways or driveways wider than 10 feet (Ranch/Populist Modern exception)



Walkways and Driveways

Rehabilitation - Site

- Landscaping (15 votes)
 - ▣ Generally: varies, predominant in front and cornerside yard, does not visually separate properties
 - Encourage preservation and recreation of historic landscape features
 - Hedges (other features over 4 feet and continuous in nature) not permitted in front or corner yards
 - Elements that achieve a height of more than 4 feet must be reviewed
 - Appropriate to style of main building
 - May not obstruct character defining features of property

Rehabilitation - Site

□ Tree Preservation

- Generally: mature trees are define character of neighborhood

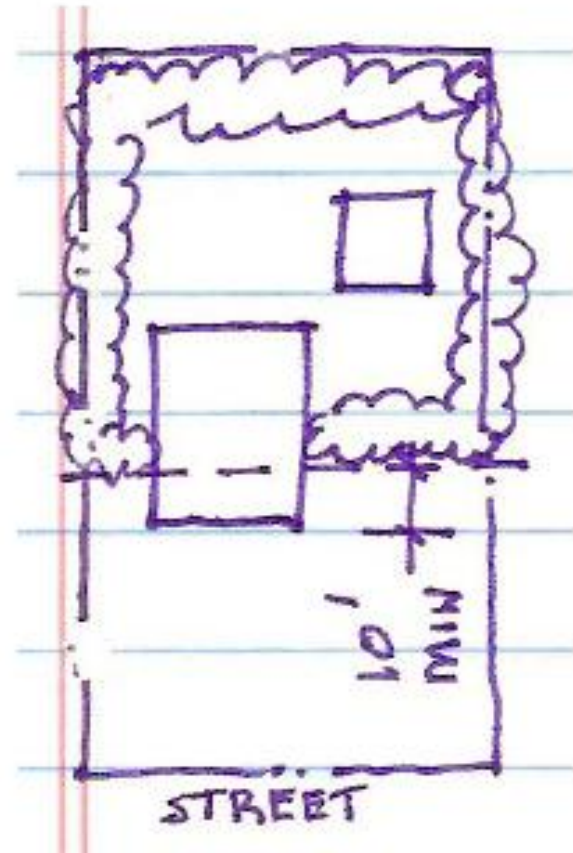
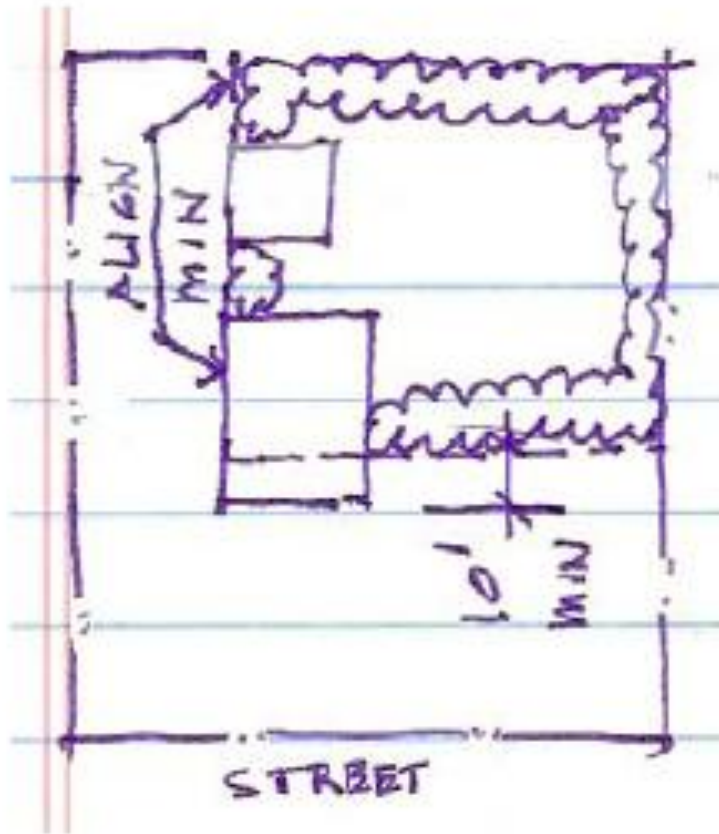
- Protect healthy trees in front and cornerside yards (8-inch caliper?)
- Trees in poor condition may be removed with documentation
- Removal allowed based on species

Rehabilitation - Site

□ Fencing and Walls

- ▣ Generally: 3-4 foot wood or chainlink to enclose rear yards, also site walls to enclose outdoor space found in neighborhood
 - Protected in front and cornerside yards
 - Not protected in rear
 - Repair rather than replace
 - Necessary replacement must match form, height, and dimension of historic fencing
 - Does not encroach front yard
 - Does not obscure character defining features
 - Maximum height – 8 feet
 - Compatible with style of main building
 - Material requirements

Landscaping and Fencing



Rehabilitation - Features

□ Form and Style

- ▣ Form (**20 votes**) protected (shape, roofline, and footprint) where visible from street
- ▣ Style (**12 votes**) protected (Tudor, Greek, Colonial, Ranch, etc)
 - Repairs and alterations must bring back historic style of building

Form and Style



Rehabilitation - Features

- Porches, Stoops, and Porte Cocheres (12 votes)
 - ▣ Generally: varies based on style of building
 - Existing historic porches, etc., are protected
 - Enclosure of historic porches is prohibited (Tudor exception)
 - Maximum amount of glass practical
 - Clear, largest expanse practical, minimal mullions and muntins
 - Full height casement windows
 - Single or double hung or awning windows prohibited
 - Removal of enclosures encouraged
 - Reconstruction allowed based on documentation
 - Flooring materials in unenclosed porches are protected

Rehabilitation - Features

□ Doors (15 votes)

▣ Generally: varies based on style of building

- Historic doors (frame and hardware included) are protected
 - Repairs rather than replacement
 - Necessary replacement must match in size, material, finish, and other design characteristics based on style
- Replacement for non-historic doors allowed
 - Designed to match historic door
 - Appropriate to style of building
- Ironwork, burglar bars not permitted on exterior of door
- Single-pane, clear glass storm doors are discouraged
- Retention of historic screen doors encouraged
- Allowable screen doors should be appropriate to the style of the building

Rehabilitation - Features

- Windows (15 votes)
 - ▣ Generally: one of the most important character defining features, characteristics based on style
 - Historic windows (sash, frame and sill) are protected
 - Repairs rather than replacement
 - Necessary replacement must match in size, material, finish, and other design characteristics based on style
 - Replacement for non-historic windows allowed
 - Designed to match historic window
 - Appropriate to style of building
 - True divided lights or simulated window panes
 - Ironwork, burglar bars not permitted on exterior of window
 - Replacement for energy efficiency not permitted
 - Shutters permitted when appropriate to style

Rehabilitation - Features

□ Roofing

- ▣ Generally: materials found include wood shingle, clay tile, slate, and metal, maintenance critical to preservation of structure
 - Historic roofs (eaves, soffits, other other features) are protected
 - Repairs rather than replacement
 - Necessary replacement must match material, texture, color, and shape
 - Replacement for non-historic roofs allowed
 - Designed to match historic roofing
 - Appropriate to style of building

Rehabilitation - Features

- Exterior Lighting (8 votes)
 - ▣ Generally: typically accent in nature and suited to style of building
 - Historic light fixtures are protected
 - Repairs rather than replacement
 - Necessary replacement must match material, finish, and shape
 - Replacements of a design appropriate to style

Rehabilitation - Features

- Mechanical Systems (HVAC, satellites)
 - ▣ Generally: necessary, but not typically visible, hide equipment on sides and roofs
 - Shall not be located to be visible or in front or cornerside yards
 - Set back from roof edges
 - Window air-conditioning units discouraged

Rehabilitation - Features

□ Accessibility

- ▣ Generally: design to minimize impact on visible facades
 - Locate ramps to rear or side encouraged
 - Does not alter, damage, or obscure character defining features
 - Design of ramps and other elements appropriate to style, but without accurate period details

Rehabilitation - Features

□ Environmental

- Generally: minimize impact of environmental improvements on protected facades of main building
 - Visible solar panels not permitted
 - Exterior sun shades not permitted
 - Rainwater harvesting not permitted in front or cornerside yards
 - Exterior storm windows are discouraged (exceptions)
 - If windows are single or one over one pane windows
 - If easily removable and do not damage historic windows
 - Interior storm windows encouraged
 - Operable shutters allowed where appropriate to style

Rehabilitation - Features

- Accessory structures
 - ▣ Historic structures protected where visible

Rehabilitation - Materials

□ Wood

▣ Historic wood protected

- Repair rather than replace
- Replacement matches in appearance, dimension, form, and texture

▣ Exposed wood is painted or treated to protect against deterioration, unless historically unpainted

▣ Paint removal methods that cause deterioration of wood not permitted

Rehabilitation - Materials

□ Masonry

- Historic masonry and features (texture, tooling, bonding patterns, and joint treatment) are protected
 - Repair rather than replace
 - Replacement matches in material, size, form, texture, bonding pattern, joint size, shape, appearance, and mortar
- Painting or other coating (including water repellant) is not permitted unless shown was historic or masonry unable to perform or causing water penetration problems
- Cleaning must use gentlest means possible – must be tested on hidden area to determine if damage will occur
- Sand-blasting not permitted
- Repointing allowed only when joints are deteriorated – mortar must match in composition, texture, color, etc
- Removal of paint/coatings permitted when shown not historic and will not damage masonry.

Rehabilitation - Materials

□ Metal

- Generally: Accents, porch roofs, railings, screens, etc
- Historic metal in accent elements protected
 - Repair rather than replace
 - Replacement matches in all aspects
- Retain historic elements encouraged (mailboxes, gutters, hardware)
- Metal patina shall be retained
- Steel, wrought iron, cast iron shall be painted (rust protection)
- Cleaning methods – gentlest possible
- Abrasive cleaning prohibited

Rehabilitation - Materials

- Paint and Color (8 votes)
 - ▣ Historic paint is protected
 - Except where necessary to achieve bond for new paint
 - ▣ Selected based on evidence of historic evidence of paint color or appropriate period/style of the property
 - ▣ Cleaning/paint removal methods – gentlest possible

Rehabilitation - Materials

- Roofing Materials – Wood Shingle
 - ▣ Historic wood shingle and features (eaves, soffits, etc) are protected
 - Repair rather than replace
 - Replacement matches in material, size, form, texture, and color
 - Composite materials allowed as replacement

Rehabilitation - Materials

- Roofing Material – Clay Tile and Slate
 - ▣ Historic materials and features (chinking, shapes, ridge covers, etc) are protected
 - Repair rather than replace
 - Replacement matches in material, size, form, texture, and color

What next?



- December meeting
 - ▣ New Construction and Additions
 - ▣ Non-contributing standards
- January
 - ▣ Completed document available for review



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